

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: August 9, 2016
Subject: Transmittal to the BOCC: Findings and Conclusions regarding a Comprehensive Plan and Zoning Code Change to 149 Bowman Road (Parcel 02257002000)

Dear Commissioners:

The purpose of this letter is to submit a Comprehensive Plan amendment and rezone request for a 40 acre parcel at 149 Bowman Road for your review.

General findings of fact:

1. This request seeks two separate amendments: a Comprehensive Plan revision to change the Forest Resource Land designation to the Rural designation; and a Zoning Code update to change the Forest Resource Land zone to Rural Development District – One Dwelling Unit per Five Acres (RDD-5).
2. The entire Forest Resource Land Zone/ Forest Comprehensive Plan designation in the vicinity is 82,010.4 acres. The forest land grade on the property is 2.
3. The entire 82,010.4 block is considered an area of Forest Land of Long-Term Commercial Significance per 17.30.430(1) and requires a 5,000 minimum block size.
4. The minimum lot area for the subdivision of primary forest lands, or Forest Lands of Long-Term Commercial Significance is 80 acres (per LCC 17.30.490(1)).
5. The subject parcel is 40 acres, a size smaller than the 80 acre minimum lot size required for Forest Lands of Long-Term Commercial Significance.
6. The parcel is only partially covered by trees (roughly 23 acres), though the entire site is classified as forest land under current use taxation designations.
7. Timber-related uses bound the north and west sides of the parcel and make it unlikely that other property owners in the area will request a rezone. Port Blakely owns the 240 acre parcel directly northwest of the site, and the 10 acre parcel directly west of the property. Timber Services Inc. owns the 40 acre parcel directly to the north of the property, and an additional 40 acres north of that property.
8. Residential uses bound the south and east sides of the site. The neighboring residences are zoned as

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RDD-5, and are within the Boistfort Valley Water Service area, though the homes are not currently served with water lines. The subject site is served by the same public road as the adjacent residences.

Conclusions

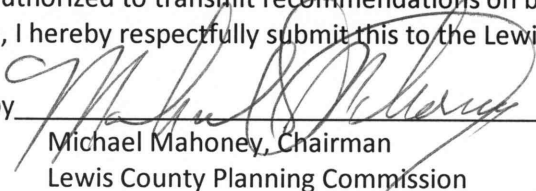
Based on these factors, the Planning Commission concludes the following:

Given the presence of over 80,000 contiguous acres of forest land located adjacent to the parcel and the improbability of adjacent properties requesting a rezone, a change in the designation of the parcel within the Comprehensive Plan, and a rezone of the 40 acre parcel, will do little to affect the long-term commercial significance of the adjacent forest resources.

The presence of neighboring residential development, the location of a Group A water system service area near the parcel, and the presence of a home on the site make the redesignation of the parcel appropriate.

Being duly authorized to transmit recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit this to the Lewis County Board of County Commissioners.

Submitted by


Michael Mahoney, Chairman
Lewis County Planning Commission

Date

